



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
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Kevin Davis
 Parish President

Appeal #3
ZC approved 8/3/05

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 8-3-05

ZC05-08-051

Existing Zoning: R (Rural) District
 Proposed Zoning: M-2 (Intermediate Industrial) District
 Acres: 37.79 acres
 Petitioner: Jeff Schoen, Atty
 Owner: Zenith Interest Partnership
 Location: Parcel located on the south side of LA Highway 1085 & on the north side of I-12, west of LA Highway 1077, S3, T7S, R10E, Ward 1, District 1
 Council District: 1

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

William J. Smith
 (SIGNATURE)

WILLIAM J. SMITH

7120.5 WHISKY DUCK LAKE

COVINGTON, LA 70433

PHONE #: 985-892-5441



ZONING STAFF REPORT

Date: July 25, 2005
Case No.: ZC05-08-051
Posted: 07/15/05

Meeting Date: August 3, 2005
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeff Schoen, Atty
OWNER: Zenith Interest Partnership
REQUESTED CHANGE: From R (Rural) District to M-2 (Intermediate Industrial) District
LOCATION: Parcel located on the south side of LA Highway 1085 & on the north side of I-12, west of LA Highway 1077; S3, T7S, R10E; Ward 1, District 1
SIZE: 37.79 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: 2 Lane State

Road Surface: Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Future Northpoint Industrial Park	M-2 (Intermediate Industrial) District
South	Interstate	
East	Undeveloped	R (Rural) District
West	Manufacturing Plant	M-2 (Intermediate Industrial) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Commercial – Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from R (Rural) District to M-2 (Intermediate Industrial) District. The site is located on the south side of LA Highway 1085 & on the north side of I-12, west of LA Highway 1077. The parcel is surrounded by industrial properties on the north and west sides. The property to the east, bordering Hwy 1077, is zoned rural. The comprehensive plan calls for the property to be developed as commercial, which is similar to the adjoining uses. Considering that the property is in close proximity to industrial developments, staff feels that the site would be generally suitable for the proposed rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an M-2 (Intermediate Industrial) District designation be approved

EXHIBIT "A"

ZC05-08-051

Located in Section 3 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 3, 4, 9 & 10 Township 7 South, Range 10 East, St Tammany Parish, Louisiana run North 89 degrees 54 minutes 46 seconds East, 3120.77 feet to the Point of Beginning.

From the Point of Beginning run North 71 degrees 19 minutes 55 seconds West, 466.81 feet to a point; thence North 00 degrees 13 minutes 37 seconds West, 1180.98 feet to a point; thence South 89 degrees 51 minutes 37 seconds West, 671.74 feet to a point; thence South 00 degrees 08 minutes 49 seconds East, 1330.73 feet to a point; thence South 89 degrees 57 minutes 21 seconds West, 228.27 feet back to the Point of Beginning.

This Tract contains 19.72 Acres

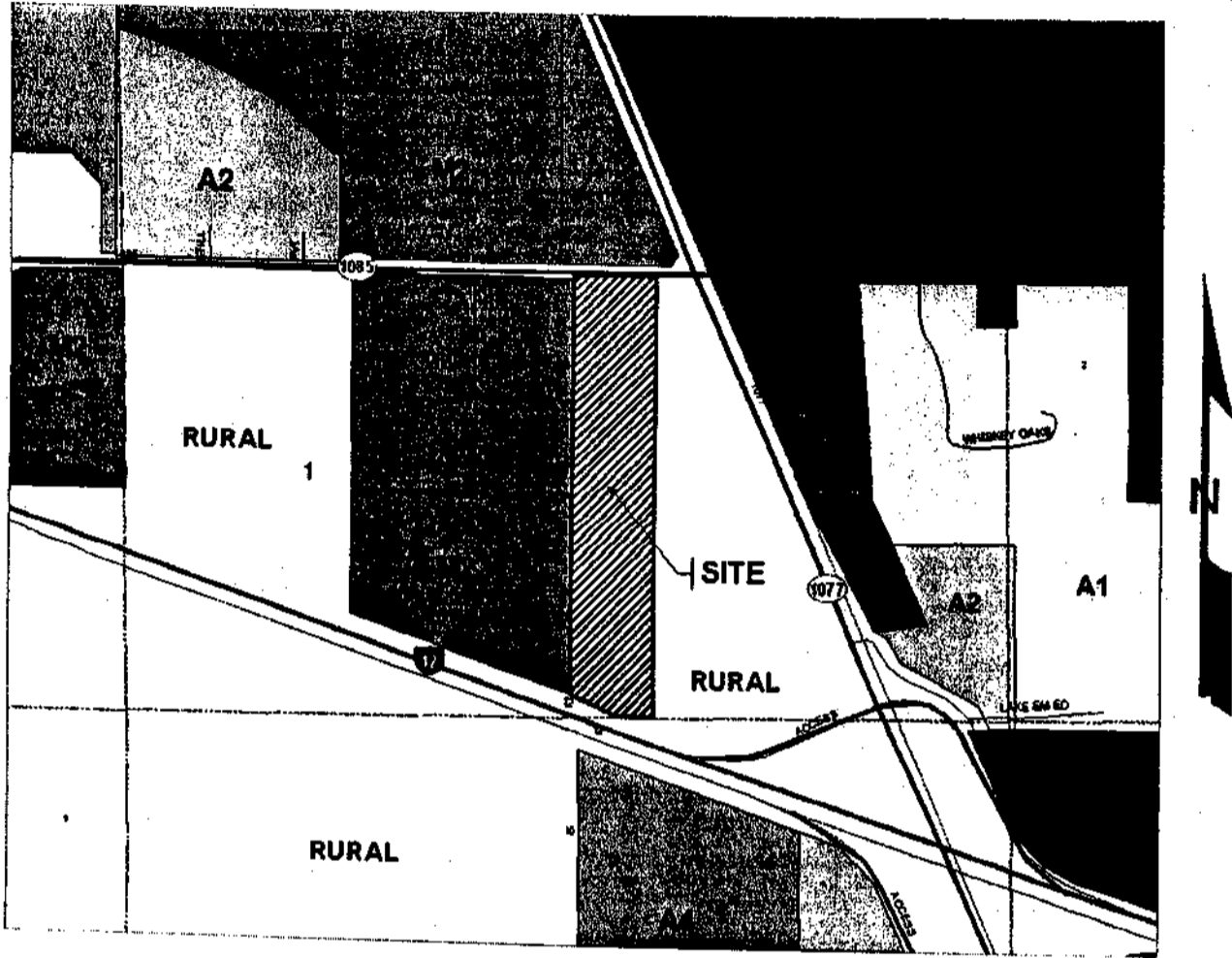
Located in Section 3 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 3, 4, 9 & 10 Township 7 South, Range 10 East, St Tammany Parish, Louisiana run North 89 degrees 54 minutes 46 seconds East, 3120.77 feet to a point; thence North 71 degrees 19 minutes 55 seconds West, 466.81 feet to a point; thence North 00 degrees 13 minutes 37 seconds West, 1281.10 feet to the Point of Beginning.

From the Point of Beginning run North 00 degrees 13 minutes 37 seconds West, 1179.23 feet to a point; thence South 88 degrees 34 minutes 08 seconds East, 673.82 feet to a point; thence South 00 degrees 08 minutes 49 seconds East, 1160.82 feet to a point; thence South 89 degrees 51 minutes 55 seconds West, 671.96 feet back to the Point of Beginning.

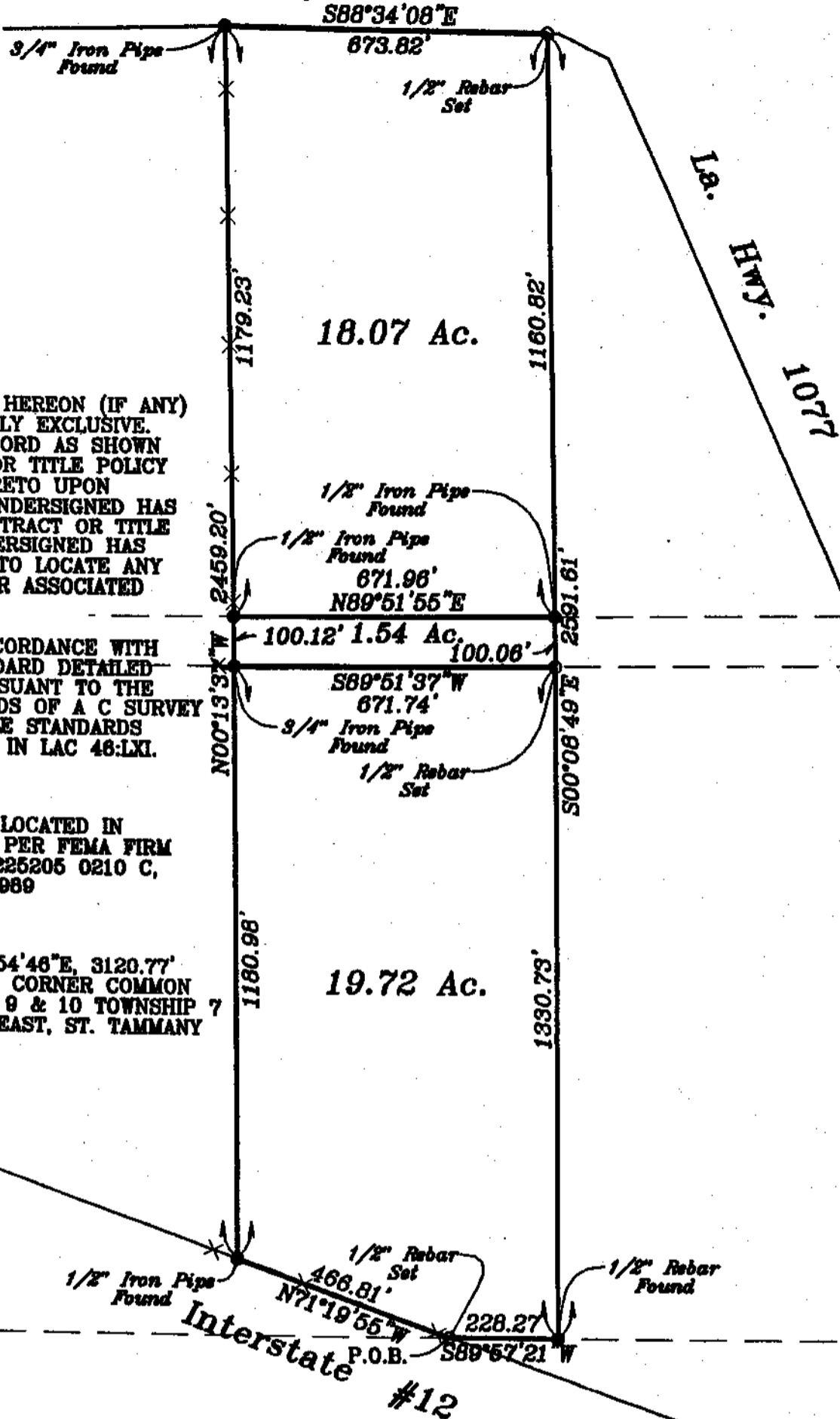
This Tract contains 18.07 Acres

CASE NO.: ZC05-08-051
PETITIONER: Jeff Schoen, Atty
OWNER: Zenith Interest Partnership
REQUESTED CHANGE: From R (Rural) District to M-2 (Intermediate Industrial) District
LOCATION: Parcel located on the south side of LA Highway 1085 & on the north side of I-12, west of LA Highway 1077; S3, T7S, R10E; Ward 1, District 1
SIZE: 37.79 acres



La. Hwy. 1085

2005-08-05



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM COMM. PANEL NO. 225205 0210 C, MAP DATE 10-17-1989

THE P.O.B. IS N89°54'48"E, 3120.77' FROM THE SECTION CORNER COMMON TO SECTIONS 3, 4, 9 & 10 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA

MAP PREPARED FOR

Land Holding Company L.L.C.

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 3 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING Inc.
 COVINGTON, LOUISIANA

CERTIFIED CORRECT
James R. Stevenson
 LOUISIANA REGISTERED LAND SURVEYOR
 REG. NO. 3403

SCALE: 1" = 300'

DATE: June 14, 2005

NUMBER: 11324